104.0	0008	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,400 / 826,400
					USE VALUE:	826,400 / 826,400
					ASSESSED:	826,400 / 826,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAIA ROBERT J & ANNE L
Owner 2:	
Owner 3:	
Street 1:	6 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,364 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 2414 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7364.000	376,500	1,300	448,600	826,400
Total Card	0.169	376,500	1,300	448,600	826,400
Total Parcel	0.169	376,500	1,300	448,600	826,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.34 | /Parcel: 342.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67279
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

!8305!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,400	1300	7,364.	448,600	826,300	826,300	Year End Roll	12/18/2019
2019	101	FV	281,900	1300	7,364.	448,600	731,800	731,800	Year End Roll	1/3/2019
2018	101	FV	289,600	0	7,364.	384,600	674,200	674,200	Year End Roll	12/20/2017
2017	101	FV	289,600	0	7,364.	358,900	648,500	648,500	Year End Roll	1/3/2017
2016	101	FV	289,600	0	7,364.	307,600	597,200	597,200	Year End	1/4/2016
2015	101	FV	282,700	0	7,364.	275,600	558,300	558,300	Year End Roll	12/11/2014
2014	101	FV	282,700	0	7,364.	255,100	537,800	537,800	Year End Roll	12/16/2013
2013	101	FV	282,700	0	7,364.	243,200	525,900	525,900		12/13/2012

PRINT

Date	Time
12/10/20	22:53:01

LAST REV

Date	Time
10/03/18	14:02:42
mmcmakin	

PAT ACCT. 8305

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY MARGARET	1181-165		12/19/1997		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	564	Manual	3,000					
4/24/2014	395	New Wind	20,000					
4/19/2007	253	Manual	3,000	C				finis with bluie b
7/6/1998	434	Addition	42,000	C				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
2/11/2009	Meas/Inspect	189	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7364		Sq. Ft.	Site		0	70.	0.87	4									448,643						448,600	

Total AC/HA: 0.16905 | Total SF/SM: 7364 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,643 | Spl Credit | Total: 448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18626142
Const Adj.:	1.00889897
Adj $ / SQ:	149.602
Other Features:	107750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462480
Depreciation:	86021
Depreciated Total:	376459

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

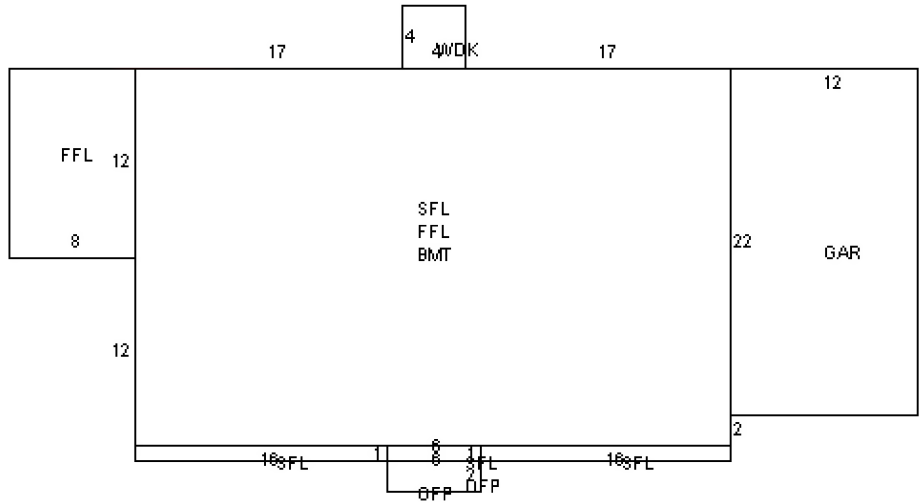
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.60
Special Features:	0	Val/Su Net:	118.84
Final Total:	376500	Val/Su SzAd	192.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	149.600	150,799
SFL	Second Floor	950	149.600	142,122
BMT	Basement	912	59.470	54,234
GAR	Garage	264	24.690	6,517
OFP	Open Porch	18	44.390	799
WDK	Deck	16	16.140	258

Net Sketched Area:	3,168			Total:	354,729
Size Ad	1958	Gross Are	3168	FinArea	2414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	15X22	G	GD	2007	4.23	T	7.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300